

**Hewitt Rd - 29 acres - Muskingum County**  
0 Hewitt Rd  
Nashport, OH 43830

**\$149,900**  
29.580 +/- acres  
Muskingum County





**Hewitt Rd - 29 acres - Muskingum County  
Nashport, OH / Muskingum County**

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**SUMMARY**

**Address**

0 Hewitt Rd

**City, State Zip**

Nashport, OH 43830

**County**

Muskingum County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

40.026099 / -82.185130

**Taxes (Annually)**

93

**Acreage**

29.580

**Price**

\$149,900



## **PROPERTY DESCRIPTION**

29.5 acres for sale in a desirable area of Muskingum County, Ohio. This all wooded property is currently being used as the owners own private hunting retreat. If you are looking to build, this topography is favorable and the owners believe there is free gas to one dwelling! The driveway goes all the way to the back of the property and is used to service the producing Oil/Gas wells. Conveniently located just 15 miles from Newark, and 13 miles from Zanesville.

Additional property features include:

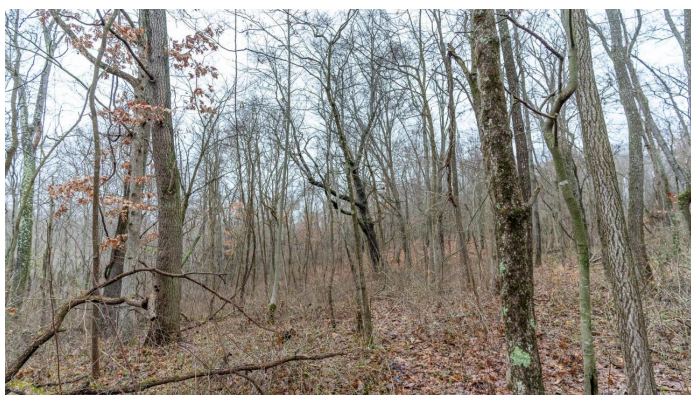
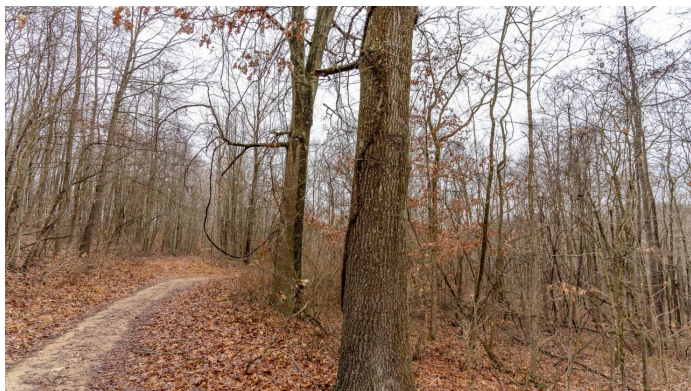
- Established driveway and trail
- 10 miles from Dillon State Park and public hunting
- Lots of deer sign
- Established 1/2 acre food plot, recently planted in a mix of soy beans and clover
- Several thick bedding areas on the property
- Small creek runs through the property providing a great water source
- Almost completely wooded
- Several spots that could be great for building
- Tri-Valley Local School District
- Electric service is at the road and ran to the Oil/Gas wells
- 2 Oil/Gas wells provide approximately \$550 in royalties

The owners are doing some survey work and splitting off some acreage from this parent tract. Exact acreage is subject to a new survey. The property is enrolled in the CAUV tax program, annual taxes are less than a hundred dollars! If buyer chooses to remove the property from CAUV the recoupments will be the buyers responsibility. The Owners are conveying all mineral rights they own with the sale. This is a great sized tract for all sorts of recreation or to build your dream home! Give us a call today!



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Nashport, OH / Muskingum County**

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## Locator Maps



## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



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**Email**

tbauer@mossyoakproperties.com

**Address**

PO Box 896

**City / State / Zip**

Pickerington, OH, 43147

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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